

The City of Carlsbad Housing & Neighborhood Services

SPECIAL HOUSING COMMISSION AGENDA

THURSDAY, SEPTEMBER 19, 2013
6:00 P.M.

FARADAY BUILDING
1635 Faraday Avenue
Carlsbad, California 92008

NOTICE TO THE PUBLIC:

1. Meetings are divided into categories shown below.
2. When you are called to speak, please come forward and state your name and address.
3. All persons requiring assistance or auxiliary aids in order to effectively participate may contact the Housing & Neighborhood Services Office at 760-434-2811 at least 24 hours prior to the meeting to arrange for reasonable accommodations.

CONSENT AGENDA: If you desire to talk about Consent Items a written "*Request to Speak*" form must be filed with the Minutes Clerk prior to the time the Consent Agenda is called. The items listed under Consent Agenda are considered routine and will be enacted by one motion as listed. There will be no separate discussion on these items prior to the time the Commission votes, unless an item is removed.

PUBLIC COMMENT: If you desire to speak about an item not listed on the agenda, a "*Time Reservation Request*" form should be filed with the Minutes Clerk. A total of 15 minutes is provided for the Public Comment portion of the Agenda. Speakers are limited to three (3) minutes each.

In conformance with the Brown Act, no action can occur on items presented during Public Comment.

PUBLIC HEARINGS: It is not necessary to file a written request to speak on items listed on this agenda as Public Hearings.

ALL OTHER CATEGORIES: For all other agenda items a "*Request to Speak*" form must be filed with the Minutes Clerk before the item is announced. There is a five (5) minute time limit for individual speakers.

CALL TO ORDER

ABSENT: _____

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

MARCH 7, 2013

ACTION: _____

VOTE: _____

COMMENTS FROM THE AUDIENCE ON ITEMS NOT LISTED IN THE AGENDA

Please limit your comments to three minutes. (*A total of five speakers may be heard.*)

NEW BUSINESS:

DRAFT 2013-2021 HOUSING ELEMENT (PART OF GPS 07-02 - GENERAL PLAN UPDATE - THAT THE HOUSING COMMISSION HOLD A PUBLIC HEARING AND ADOPT HOUSING COMMISSION RESOLUTION NO. 2013-002 RECOMMENDING TO THE PLANNING COMMISSION AND CITY COUNCIL APPROVAL OF THE DRAFT 2013-2021 HOUSING ELEMENT (GENERAL PLAN AMENDMENT - GPA 07-02), BASED UPON THE FINDINGS CONTAINED THEREIN.

VOTE: _____
ACTION: _____

STAFF RECOMMENDATION: *Approve*
STAFF: *David de Cordova*
PRINCIPAL PLANNER

AFFORDABLE HOUSING IMPACT FEE - THAT THE HOUSING COMMISSION ADOPT HOUSING COMMISSION RESOLUTION NO. 2013-003 RECOMMENDING THE CITY COUNCIL ACCEPT THE "AFFORDABLE HOUSING IMPACT FEE NEXUS STUDY" PREPARED BY KEYSER MARSTON ASSOCIATES, INC., AND DATED SEPTEMBER 2013 AND APPROVE (1) AN AFFORDABLE HOUSING IMPACT FEE, NOT TO EXCEED \$20 PER SQUARE FOOT, TO BE PAID BY DEVELOPERS OF MARKET-RATE RENTAL HOUSING TO OFFSET THE AFFORDABLE HOUSING DEMAND CAUSED BY THE CONSTRUCTION OF MARKET-RATE RENTAL HOUSING AND (2) THE "CONSTRUCTION COSTS INDEX" (CCI) PUBLISHED BY ENGINEERING NEWS RECORD AS THE INDEX (WITH NO CEILING) FOR FEE LEVEL ADJSUTMENT, ALL BASED UPON THE FINDINGS CONTAINED IN THE RESOLUTION.

VOTE: _____
ACTION: _____

STAFF RECOMMENDATION: *Approve*
STAFF: *Scott Donnell*
SENIOR PLANNER

ANNOUNCEMENTS

CHAIRPERSON REPORT

DIRECTOR REPORT

ADJOURNMENT